

030.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

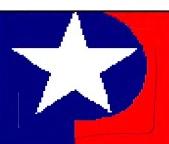
951,100 / 951,100

USE VALUE:

951,100 / 951,100

ASSESSED:

951,100 / 951,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
78		BATES RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CONNORS JOSEPH M & JOAN L -	
Owner 2: LIFE ESTATE	
Owner 3:	

Street 1: 78 BATES ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CONNORS JOSEPH M & JOAN L -	
Owner 2: -	
Street 1: 78 BATES ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Brick Veneer Exterior and 2831 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
100	
Z	R1
SINGLE FA	
o	
n	
Census:	
Flood Haz:	
D	
s	
t	
Exempt	7
22D	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

101	One Family	5000	Sq. Ft.	Site	0	80.	1.14	1	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	491,400	3,700	456,000	951,100		21096
							GIS Ref
							GIS Ref
							Insp Date
							08/19/17

PREVIOUS ASSESSMENT								Parcel ID	030.0-0004-0004.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	491,400	3700	5,000.	456,000	951,100		Year end	12/23/2021	
2021	101	FV	475,400	3700	5,000.	456,000	935,100		Year End Roll	12/10/2020	
2020	101	FV	475,200	3700	5,000.	456,000	934,900	934,900	Year End Roll	12/18/2019	
2019	101	FV	352,400	3700	5,000.	484,500	840,600	840,600	Year End Roll	1/3/2019	
2018	101	FV	352,400	3700	5,000.	353,400	709,500	709,500	Year End Roll	12/20/2017	
2017	101	FV	353,200	3700	5,000.	307,800	664,700	664,700	Year End Roll	1/3/2017	
2016	101	FV	353,200	3700	5,000.	262,200	619,100	619,100	Year End	1/4/2016	
2015	101	FV	344,000	3700	5,000.	256,500	604,200	604,200	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
CONNORS JOSEPH	1455-1		6/23/2014	Convenience		1	No	No					
	1007-124		12/1/1985			1	No	No	A				

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
10/2/2018	1436	Insulate	1,200	C					8/19/2017	Meas/Inspect	HS	Hanne S						
11/6/2000	870	Redo Kit	10,000	C					3/26/2009	Meas/Inspect	163	PATRIOT						
									2/22/2000	Mailer Sent								
									2/22/2000	Entry Denied	263	PATRIOT						
									8/13/1993		PC	PHIL C						

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 6 - Colonial				Full Bath: 1 Rating: Good	A Bath: 1 Rating: Average	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: Rating:	A HBth: Rating:	OthrFix: 1 Rating: Good	ELECTRIC HEAT SFL.							
Sty Ht: 2 - 2 Story												7	4 EN 824	21				
(Liv) Units: 1	Total: 1																	
Foundation: 1 - Concrete																		
Frame: 1 - Wood																		
Prime Wall: 8 - Brick Veneer																		
Sec Wall: 2 - Clapboard	10 %																	
Roof Struct: 3 - Gambrel																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BRICK																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>						
Grade: C+ - Average (+)				Kits: 1 Rating: Good	A Kits: Rating:	Other	Upper	Lvl 2	Lvl 1	Lower								
Year Blt: 1941	Eff Yr Blt:			Fpl: Rating:	WSFlue: Rating:													
Alt LUC:	Alt %:																	
Jurisdict:	Fact: .																	
Const Mod:																		
Lump Sum Adj:																		
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Location:		Total Units:		Floor:	% Own:	Name:								
Prim Int Wal 1 - Drywall																		
Sec Int Wall:	%																	
Partition: T - Typical																		
Prim Floors: 3 - Hardwood						Total: 18.6 %												
Sec Floors:	%																	
Bsmnt Flr: 4 - Carpet																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:	Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 030.0-0004-0004.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	12X20	A	AV	1941	25.42	T	40	101			3,700		3,700	
More: N				Total Yard Items:				3,700	Total Special Features:				Total:				3,700	
<b>AssessPro Patriot Properties, Inc</b>																		